

## Summary of Hampton Zoning Ordinance (Revised January 2001)

### Residential Districts

Name	Lot Size	Units Per acre	Dwelling Size	Frontage
R-33 One-Family	33,000sf	1	2,000sf	120'
R-22 One-Family	22,000sf	1-1.5	2,000sf	110'
R-15 One-Family	15,000sf	1.5-2.5	2,000sf	90'
R-13 One-Family	12,000sf	2.5-3.5	2,000sf	80'
R-11 One-Family	9000 sf	3.5-4.5	1700 sf	70'
R-9 One-Family	6000 sf	5-6.5	1500 sf	60'
R-8 One-Family	6000 sf	5-6.5	1300 sf	60'
R-8 Duplex	4000 sf	7.5-9	1300 sf	40'
R-8 Two-Family	6000 sf	5-6.5	800 sf	60'
MD-T Townhouses	20,000sf	10	900 sf	
MD-2	One acre	16	900 sf townhouses 500 sf apts/condos	
MD-3	Two acres	20	900 sf townhouses 500 sf apts/condos	
MD-4	No minimum	None	900 sf townhouses 500 sf apts	

One-Family Districts may also allow non-residential uses such as churches, schools, and home occupations.

**Residential Transition District: Todds Lane/Big Bethel Road (RT-1):** Allows a mix of residential, low-intensity commercial and institutional uses meeting specific design, development and traffic criteria.

### Commercial Districts

Neighborhood (C-1)	Retail sales of convenience goods and personal services; multi-family; offices.
Limited (C-2)	Community and regional scale retail and commercial uses; multi-family; offices.
General (C-3)	Semi-industrial commercial uses which may require outdoor storage; mobile homes.

### Industrial Districts

Limited Manufacturing (M-1)	Research and development in industrial parks.
Light Manufacturing (M-2)	All commercial uses; manufacturing.
Heavy Manufacturing (M-3)	C-1, C-2, C-3 M-2, excluding retail; outdoor storage.
Langley Flight Approach/Land Intensive (M-4)	People-restricted commercial and industrial uses.
Langley Flight Approach/Mixed Uses (M-5)	Density-restricted commercial and residential uses.

**Special Public Interest Districts** (Aircraft Approach Zone, Buckroe, Chesapeake Bay Preservation District, Coliseum Central, Flood Zone, Hampton Roads Center/II/West, Infill Housing, Magruder Visual Corridor, Old Hampton, Preservation District, and Public Land): Contain special landscaping, signage, and development regulations intended to protect a specific public interest or concern.

**Districts Being Eliminated from the Zoning Ordinance (properties will be rezoned to other categories):** *Rural Residential (R-R):* one family, recreational and agricultural uses. *Multiple Residence (R-M):* one and multi-family uses, mobile home parks, professional offices and private clubs.